

**SITE PLAN COMMITTEE**  
**DECEMBER 27, 2005**

**1. ROLL CALL**

The meeting was called to order at 4:09 p.m. Committee members present were Bob Breslau, James Aucamp, Jr., and Jeff Evans. Also present were Planners David Abramson and Chris Gratz and Secretary Jenevia Edwards recording the meeting. Chair Julie Aitken and Vice-Chair Sam Engel, Jr. were absent.

Committee members unanimously selected Mr. Evans to chair the meeting.

**2. APPROVAL OF MINUTES: December 13, 2004**

Later in the meeting, Mr. Aucamp made a motion, seconded by Mr. Breslau, to approve the minutes of December 13, 2004. In a voice vote, with Chair Aitken and Vice-Chair Engel being absent, all voted in favor. **(Motion carried 3-0)**

**3. SITE PLANS**

**3.1 SPM 9-5-05, Provence, southwest corner of Flamingo Road and SW 14 Street (A-1) (tabled from December 13, 2005)**

As the applicant was not present, this item was discussed later in the meeting.

**3.2 SP 4-5-05, Stirling Triangle Professional Building, 6115 Stirling Road (B-2)**

Sam Shapiro, representing the petitioner, was present. Mr. Gratz read the planning report.

Mr. Evans questioned if the applicant met the 30% landscape/open space requirement since the ground floor area was covered parking. Mr. Shapiro pointed out the open space areas to be landscaped upon removal of asphalt. He advised that the building mirrored the one next door.

Mr. Evans noted that there had been a difference in the calculations for open space between the site plan and the landscape plan. Mr. Gratz confirmed that either plan met compliance.

A lengthy discussion ensued in order to address the following issues: the installation of wheel stops to protect vehicles from backing into the fake, first-floor façade; the possibility of installing a 42-inch high wall instead of windows and door frames on a fake façade; landscaping materials and their suitable locations; replacing Ligustrums with ten-to-12-foot Crape Myrtles lined along the east property line, 20-feet on center; moving the columns two-feet away from the drive aisle on the north side of the building; and converting a sitting area to a storage area and pedestrian pass-thru.

Mr. Breslau made a motion, seconded by Mr. Aucamp, to approve subject to the planning report and the following comments: 1) delete the doors on the front elevation and spread the window openings to match the second floor windows; 2) the columns on the north side of the parking area were to be removed out of the drive aisles and set back into the parking areas; 3) the seating area was to be used for a potential storage room that could be combined with the meter room with space between that area and the lobby for pedestrians; 4) on the landscaping, replace the ten Ligustrums on the east side with ten Crape Myrtles of ten-to-12-feet high material. In a roll call vote, the vote was as follows: Chair Aitken – absent; Vice-Chair Engel – absent; Mr. Aucamp – yes; Mr. Breslau – yes; Mr. Evans – yes. **(Motion carried 3-0)**

3.1 Jason Wilson and Raul Sotolongo, representing the petitioner, were present. Mr. Abramson updated the Committee on why this item had been tabled.

Mr. Wilson displayed the revised side and rear elevations which included shutters and bands around the windows.

Mr. Evans noted that there were no changes made to the roof lines. Mr. Sotolongo confirmed that was correct; however, he pointed out what had been done instead to add vertical proportion. He also pointed out that the interior courtyards would make a significant statement.

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Mr. Breslau indicated that the addition of shutters, windows and trees improved the view of the long side walls.

Mr. Breslau made a motion, seconded by Mr. Aucamp, to approve. In a roll call vote, the vote was as follows: Chair Aitken – absent; Vice-Chair Engel – absent; Mr. Aucamp – yes; Mr. Breslau – yes; Mr. Evans – yes. **(Motion carried 3-0)**

**3.3 SP 7-11-05, Panda Express – Davie, 5820 University Drive (Urban Commercial)**

Bob Grant and Ceres Wood, representing the petitioner, were present. Mr. Abramowitz explained that Mr. Breslau would abstain from voting as he had a conflict of interest; therefore, with only two voting Committee members available, this item would automatically be tabled. The meeting proceeded and Mr. Abramson read the planning report.

Mr. Grant displayed elevations and a color board for the better understanding of the project. Concerns discussed at length were the following: removing the arch and using the stone element on the drive-thru since it faced Stirling Road; the removal of stone wherever landscaping would naturally obscure it from view; increasing landscape material on the east elevation; changing the wall and door colors; column lighting; and substituting Wax Myrtles with Pidgon Palms. Mr. Breslau summarized the discussion by listing the recommendations which had been made.

Mr. Aucamp made a motion, seconded by Mr. Evans, to table to January 10, 2005. In a voice vote, with Chair Aitken and Vice-Chair Engel being absent, all voted in favor. **(Motion carried 3-0)**

**4. OLD BUSINESS**

There was no old business discussed.

**5. NEW BUSINESS**

There was no new business discussed.

**6. COMMENTS AND/OR SUGGESTIONS**

There were no comments and/or suggestions made.

**7. ADJOURNMENT**

There being no further business and no objections, the meeting was adjourned at 5:45 p.m.

Date Approved: \_\_\_\_\_

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Chair/Committee Member